



La Roma, Rose Hill, Brynteg, Wrexham, LL11 6LL

Price £125,000

Set behind double gates is this detached 2 bedroom double fronted bungalow with garage and gardens requiring a full scheme of refurbishment conveniently located in the village of New Broughton with good road links to Wrexham and its variety of amenities. The bungalow briefly comprises a Upvc double glazed entrance door opening to the entrance hall with store cupboard housing the gas combination boiler, light and airy lounge with walk in bay window overlooking the front garden, fitted kitchen, 2 bedrooms, rear enclosed porch and a wet room with walk in shower area. To the outside, the double gates open to a driveway which leads to the garage. The garden to the front is lawned behind a privacy hedge. The enclosed rear garden includes a lawned area and established hedging and trees. NO CHAIN. Energy Rating - D (64)

LOCATION

La Roma is located within the village of New Broughton approximately 2 miles from Wrexham city centre with good road links and access to a range of convenient amenities, primary school and the picturesque Moss Valley Country Park.

DIRECTIONS

From Wrexham city centre proceed along Mold Road passing the Football Ground and at the roundabout take the left passing the entrance to B & Q on the right. At the next mini roundabout take the second exit and proceed under the flyover bridge taking the next right hand turning. Proceed for approx. 1 mile passing the new development on the right and countryside. Take the left turn into Rose Hill and the bungalow will be observed on the left after approx. 200 yards.

ACCOMMODATION

Upvc part glazed entrance door opens to:

HALLWAY

With radiator, store cupboard housing a Logic gas combination boiler.

LOUNGE 11'9 into recess x 11'9 (3.58m into recess x 3.58m)

Upvc double glazed bay window, radiator and gas fire in surround.

KITCHEN 9'5 x 8'1 (2.87m x 2.46m)

Fitted with base and wall cupboards, single drainer sink unit, work surface areas, Upvc double glazed window, gas hob, oven and grill, radiator and pantry cupboard.

REAR ENCLOSED PORCH

With upvc double glazed windows and external door opening to the garden.

BEDROOM ONE 11'6 x 9'6 (3.51m x 2.90m)

Upvc double glazed window and radiator.

BEDROOM TWO 10'10 x 10'6 (3.30m x 3.20m)

Upvc double glazed window and radiator.

WET ROOM 6'4 x 4'9 (1.93m x 1.45m)

White suite comprising a low flush w.c. wash basin, shower area with electric shower unit, easy clean wall panelling, non slip flooring, radiator and upvc double glazed window.

OUTSIDE

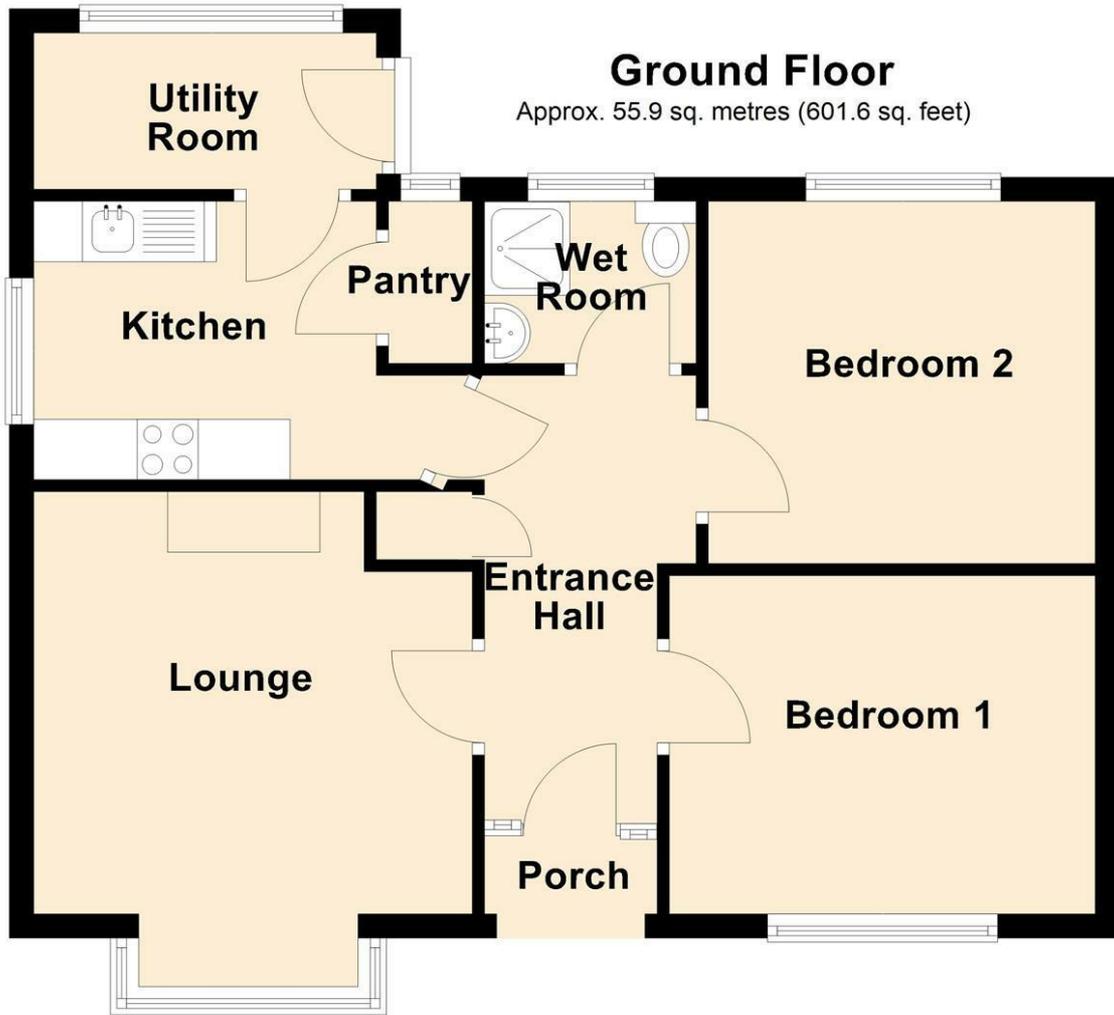
Double timber gates open to the driveway alongside a lawned garden with established privacy hedging. Drive continues to a brick built garage with metal up and over door. To the rear is a lawned garden with established trees and hedging.

PLEASE NOTE

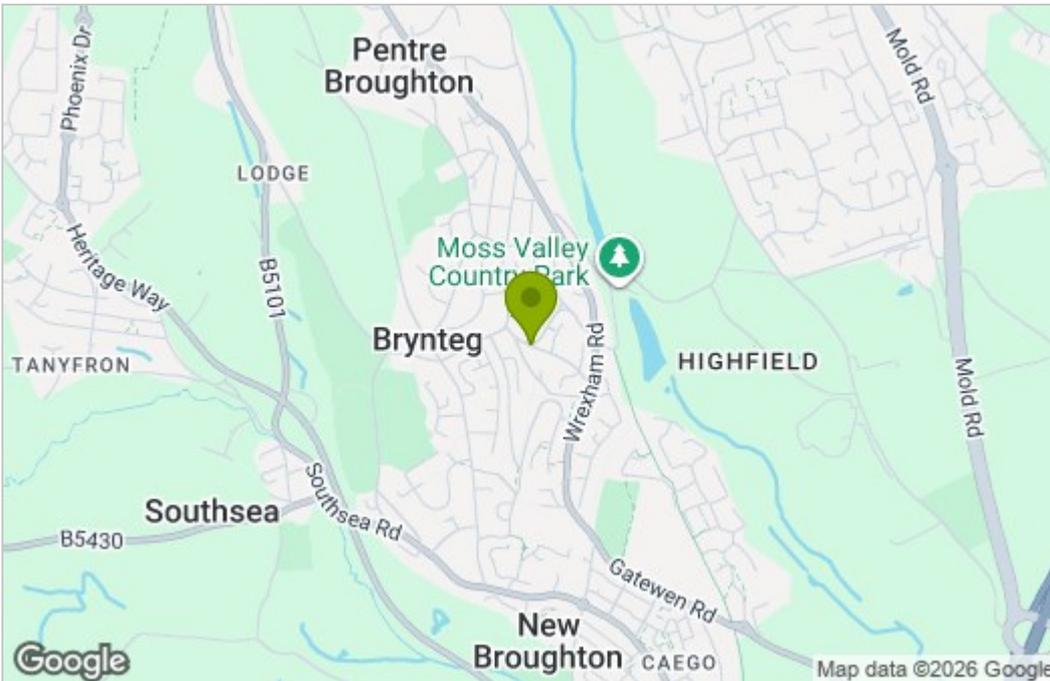
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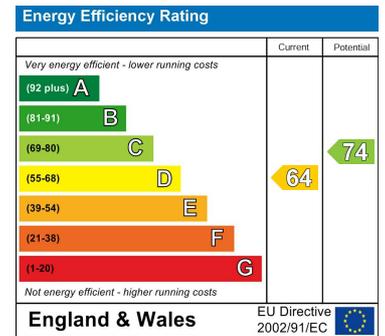
Floor Plan



Area Map



Energy Efficiency Graph



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